

TOWN OF LOS ALTOS HILLS

PLANNING COMMISSION AGENDA

REGULAR MEETING, THURSDAY, JANUARY 8, 2004 at 7:00 p.m.

Council Chambers, 26379 Fremont Road, Los Altos Hills www.losaltoshills.ca.gov

ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (650) 941-7222. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. PRESENTATIONS FROM THE FLOOR

Persons wishing to address the Commission on any subject not on the agenda are invited to do so now. Please note, however, that the Commission is not able to undertake extended discussion or take action tonight on non-agendized items. Such items will be referred to staff or placed on the agenda for a future meeting.

3. PUBLIC HEARINGS

Persons wishing to address the Commission should obtain a copy of the request form located at the table at the back of the Council Chambers and leave the completed form at the podium; this ensures that names and addresses are recorded accurately in the minutes. Please limit remarks to three minutes. This will assure time for all persons wishing to speak. Also, in the interests of time, please avoid redundancy with remarks made by previous speakers. If a large group wishes to express its views, the group should try to have one spokesperson.

If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described below, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Any interested party may appeal a determination of the Planning Commission to the City Council by filing a written notice of appeal with the City Clerk within twenty-three (23) days of the decision. A nonrefundable filing fee and a deposit for services shall accompany each notice of appeal, except that any member of the Council may file such an appeal without payment of a fee.

3.1 LANDS OF CORRIGAN, 13445 Robleda Road (179-03-ZP-SD); A request for a Site Development Permit for a landscape screening plan. (staff-Angelica Herrera Olivera)

3.2 LANDS OF CHOPRA, 13212 East Sunset Drive (244-03-ZP-SD-VAR); A request for a Site Development Permit for a 386 square foot pool area patio, with BBQ, sink and counter, and a variance to encroach 19 feet into the front yard 40 foot setback. (staff-Angelica Herrera Olivera)

- 3.3 AMENDMENT TO THE TOWN OF LOS ALTOS HILLS GENERAL PLAN HOUSING ELEMENT. One of the mandatory elements of a General Plan is a Housing Element that analyzes housing needs and adopts goals, policies, programs and quantified objectives to provide for housing needs. State law requires each town, city, and county to prepare a Housing Element that must be updated once every five years. The 2002 Housing Element is the statutory update of the Town's Housing Element which was adopted by the Town and submitted to the California Department of Housing and Community Development (HCD) for review in May 2002. The text amendments in the revised 2002 Housing Element incorporate revisions as evaluated by HCD as meeting the requirements of the *State's housing element law. The Housing Element update was subject to CEQA and an Initial Study and Negative Declaration was prepared for public review and comment in May 2002. Based on the fact that revisions to the 2002 Housing Element do not create any new significant adverse impacts, the proposed modifications to the Housing Element do not constitute significant new information that would require re-circulation of the Negative Declaration pursuant to CEQA Guidelines §15073.5.* (staff-Debbie Pedro)

4. OLD BUSINESS

- 4.1 Report from subcommittees
- 4.2 Proposed Fences, Walls, Gates and Columns Ordinance §10-1.507 (staff-Angelica Herrera Olivera)

5. NEW BUSINESS

- 5.1 Schedule Planning Commission meeting for January 22, 2004
- 5.2 Town Requirements for Selling Property in Portola Valley (staff-Angelica Herrera Olivera)

6. REPORT FROM THE CITY COUNCIL MEETING

- 6.1 Planning Commission Representative for November 20th-Commissioner Cottrell
- 6.2 Planning Commission Representative for December 4th-Commissioner Kerns
- 6.3 Planning Commission Representative for December 18th-Commissioner Mordo
- 6.4 Planning Commission Representative for January 15th-Commissioner Vitu

7. APPROVAL OF MINUTES

- 7.1 Approval of November 13, 2003 minutes

8. REPORT FROM FAST TRACK MEETING-NOVEMBER 25 & DECEMBER 2 2003

- 8.1 LANDS OF NAGARAJ, 25769 Elena Road (51-03-ZP-SD-GD); A request for a Site Development Permit for a 1,975 square foot addition (maximum height 27 feet) and a 2,155 square foot sport court.
- 8.2 LANDS OF SOMA, 12040 Moody Springs Court (84-03-ZP-SD-GD); A request for a Site Development Permit for a 5,625 square foot two story new residence with a 1,784 square foot basement (maximum height 27 feet).

9. REPORT FROM SITE DEVELOPMENT MEETING –NOVEMBER 11 & 18 AND DECEMBER 30, 2003

- 9.1 LANDS OF LEE, 27891 Lupine Road (190-03-ZP-SD-VAR); A request for a Site Development Permit for a 532 square foot addition and a variance to increase the plate height of an existing structure encroaching within the creek bank setback.
- 9.2 LANDS OF HUGHES, 25005 La Loma Drive (102-03-ZP-SD); A request for a Site Development Permit for a landscape screening plan.
- 9.3 LANDS OF OSKOUY, 24143 Hillview Drive (77-03-ZP-SD); A request for a Site Development Permit for a 1,000 square foot pool and a 3,129 square foot deck area and a Permit Modification of the previously approved Site Development Permit #229-00 for a new two-story residence to increase the size of the basement and grading quantities.
- 9.4 LANDS OF SINHA, 14317 Miranda Way (228-03-ZP-SD); A request for a Site Development Permit for a landscape screening plan.

10. ADJOURNMENT